



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
JULY 9, 2015
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Loweree
Commissioner Brannon
Commissioner Erickson
Commissioner Wright
Commissioner Ardovino
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Grambling

AGENDA

Commissioner Ardovino read the rules into the record. David Coronado, Planning and Inspections Program Manager, read the revisions to the agenda into the record.

***WITHOUT OBJECTION, THE AGENDA WAS APPROVED AS AMENDED.**

AYES: Commissioner Loweree, Brannon, Erickson, Wright, Ardovino, Landeros, and Madrid

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Grambling

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

.....

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

Geoffrey Wright addressed the commission regarding the Downtown Development. He noted that the Bassett Tower will be converted into a hotel and this project would have not happened without the tax credits that will be coming from the National Park Service Department of Interior and the

Texas Historic Commission. They will provide tax credits for up to 45% of the cost of the improvements and not just the historic improvements but all the improvements. The Texas Historic Commission has offered the City of El Paso a \$56,000 grant to do a study of the downtown area and identify it as a National Historic District. A group of people from the Downtown Management District want to refuse the \$56,000 grant plus an additional \$15,000 grant. This item has never gone before city council because twice it has been taken off the agenda with no explanation and no public discussion. He believes it is a colossal economic blunder not to facilitate the use of these tax incentives as a means for financing downtown redevelopment. He believes the city council should reconsider and take up this matter. He noted that he is bringing this matter before the Plan Commission because he believes this body is responsible for making sure the plan for the whole city is done well.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS ON THE CONSENT AGENDA.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Final (Reconsideration):

1. **SUSU15-00005:** Pebble Hills Extension - Tract 1C, Section 39 and a portion Tract 2C, Section 46, Block 79, Township 2, T & PRRC Surveys, El Paso, El Paso County, Texas, and a portion of Tract 1D, Section 39, Block 79, Township 2, T & PRRC Surveys, City of El Paso, El Paso County, Texas
Location: West of Zaragoza at Pebble Hills
Property Owners: Tomly Corporation, Genagra LP and the City of El Paso
Representative: Conde, Inc.
District: 5
Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

***ACTION: WITHOUT OBJECTION SUSU15-00005 WAS POSTPONED FOR ONE (1) WEEK, TO THE CITY PLAN COMMISSION MEETING OF JULY 16, 2015.**

Motion passed.

Major Combination:

2. **SUSU15-00024:** Edgemere Subdivision Extension - A portion of Sections 7 and 18, Block 78, Township 2, El Paso County, Texas
- Location: South of David and East of Tim Floyd
- Property Owner: Ranchos Real XV, LLC., El Paso County
- Representative: Conde, Inc.
- District: ETJ (Adjacent to District 5)
- Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Jeff Howell, Planner, gave a presentation, and noted that the applicant proposes to subdivide approximately 9.096 acres of vacant land and dedicate it as right-of-way. Primary access to the subdivision is proposed from Edgemere and Tim Floyd. Staff recommends approval of the modification, alternative design and approval of Edgemere Subdivision Extension on a Major Combination basis.

Conrad Conde with Conde, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUSU15-00024.**

Motion passed.

PUBLIC HEARING Right of Way (4th Consideration):

3. **SURW12-00020:** Mills Street Vacation - A portion of Oregon Street and Mills Avenue right-of-ways within Mills Addition, City of El Paso, El Paso County, Texas
- Location: South of San Jacinto Plaza
- Property Owner: City of El Paso
- Representative: Mills Plaza Promenade, LLC
- District: 8
- Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and made a floor amendment to comments from the Development Coordinating Committee. The applicant has revised their previously approved request to reduce the pedestrian easement from .2558 to .1821 acres. The purpose for the proposed vacation is to install hardscape and landscape improvements for pedestrians and outdoor cafes. Staff recommends approval of the Mills Street Vacation subject to conditions stated in the staff report.

Fred Harris with Mills Plaza concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SURW12-00020 WITH CONDITIONS.**

Motion passed.

PUBLIC HEARING Rezoning Applications:

4. **PZRZ15-00007:** Lots 5 and 6 and a portion of Lots 4 and 7, Block 43, Hart's Survey No. 9, City of El Paso, El Paso County, Texas
Location: 311 Montana Avenue
Zoning: A-2 (Apartment) and C-4 (Commercial)
Request: From A-2 (Apartment) to C-4 (Commercial)
Existing Use: Retail
Proposed Use: Retail
Property Owner: MIMA Properties L.L.C.
Representative: Conde, Inc.
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

***ACTION: WITHOUT OBJECTION PZRZ15-00007 WAS DELETED.**

Motion passed.

5. **PZRZ15-00018:** Parcel 1: Lot 1, Block 11, Eastwood, City of El Paso, El Paso County, Texas
Parcel 2: Lot 2, Block 11, Eastwood, City of El Paso, El Paso County, Texas
Location: Parcel 1: 1141 Caper Road
Parcel 2: 7827 Bois D' Arc Drive
Zoning: R-3 (Residential)
Request: From R-3 (Residential) to S-D (Special Development)
Existing Use: Vacant
Proposed Use: Clinic
Property Owner: Armando Beltran, MD
Representative: Samuel Barela / Carlos Veloz
District: 7
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the property owner is requesting a rezoning from R-3 (Residential) to S-D (Special Development) to permit the construction of a clinic totaling 5,705 square feet in size. Vehicular access is proposed from Bois D' Arc Drive. Staff did not receive any communication in support or opposition to the rezoning request. Staff recommends approval of rezoning the subject property from R-3 (Residential) to S-D (Special Development).

Sam Borela concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZRZ15-00018.**

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Application:

6. **PZDS15-00009:** Lot 1, Block 1, Odelon Place, City of El Paso, El Paso County, Texas
Location: 9400 Escobar Road
Zoning: M-1/sc (Manufacturing/Special Condition) & C-4 (Commercial)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Warehouse
Property Owner: Wala International Commerce, Inc.
Representative: Sitework Engineering, LLC.
District: 6
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov
POSTPONED FROM 06/04/15

***ACTION: WITHOUT OBJECTION PZDS15-00009 WAS DELETED.**

Motion passed.
.....

PUBLIC HEARING Zoning Condition Release Application:

7. **PZCR15-00003:** A Replat of All of Lots 1-5, Block 3, and All of Lots 1-17, Block 5, and All of Bir Court, and a portion of Duckett Road, and all of the PSB right-of-way, River Run Subdivision Unit Two, City of El Paso, El Paso County, Texas
Location: North of Country Club Road and East of Upper Valley Road
Zoning: R-2/spc (Residential/special protective conditions)
Request: To release all conditions
Existing Use: Vacant
Proposed Use: Single-family dwellings
Property Owner: Welch and Associates, Inc.
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is proposing to release a condition imposed on the property by Ordinance No. 9332, dated March 29, 1988. Staff received three emails in opposition to the rezoning request and one phone call also in opposition, citing that the request is not in line with the existing homes in the area.

Georges Halloui with SLI Engineering concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZCR15-00003.**

Motion passed.
.....

Other Business:

8. Discussion and action on the City Plan Commission minutes for:
June 18, 2015

WITHOUT OBJECTION, THE CITY PLAN COMMISSION MINUTES FOR JUNE 18, 2015, WERE APPROVED AS PRESENTED.

Motion passed.
.....

9. Discussion and action on filling the vacancy for 1st chair.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Erickson, and unanimously carried to **APPOINT COMMISSIONER MADRID AS 1ST CHAIR FOR THE CITY PLAN COMMISSION.**

Motion passed.
.....

10. An Ordinance amending Title 20 (Zoning), Chapter 20.02 (Definitions) to revise the definition of the Natural Open Space Zoning District and to add additional definitions; Chapter 20.06 (Zoning Districts and Map) to revise the purpose of the Natural Open Space Zoning District; Chapter 20.08 (Permissible Uses) to revise the Table of Permissible Uses for the Natural Open Space Zoning District; Chapter 20.10 (Supplemental Use Regulations) to clarify and add Supplemental Use Regulations; Chapter 20.16 (Screening and Fencing) to modify Screening and Fencing Standards; Chapter 20.18 (Sign Regulations) to add Signage Standards for Natural Open Space Districts of the El Paso City Code. The penalty is as provided for in Chapter 20.04 of the El Paso City Code.

Staff Contact: Alex Hoffman, (915) 212-1566, hoffmanap@elpasotexas.gov

Alex Hoffman, Lead Planner, gave a background history and noted that there are several sections in the ordinance that are proposed for revisions. He discussed the specifics of what the changes will be. He gave a general overview on the different sections and noted the changes for each.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request.

The following people spoke in favor of this ordinance.

- Lois Balin, serving her second term on the NOS, noted that not too many changes are being made to the ordinance and encouraged the commission to pass this ordinance.
- Marilyn Guida spoke in support of this ordinance

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (DEFINITIONS) TO REVISE THE DEFINITION OF THE NATURAL OPEN SPACE ZONING DISTRICT AND TO ADD ADDITIONAL DEFINITIONS; CHAPTER 20.06 (ZONING DISTRICTS AND MAP) TO REVISE THE PURPOSE OF THE NATURAL OPEN SPACE ZONING DISTRICT; CHAPTER 20.08 (PERMISSIBLE USES) TO REVISE THE TABLE OF PERMISSIBLE USES FOR THE NATURAL OPEN SPACE ZONING DISTRICT; CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS) TO CLARIFY AND ADD SUPPLEMENTAL USE REGULATIONS; CHAPTER 20.16 (SCREENING AND FENCING) TO MODIFY SCREENING AND FENCING STANDARDS; CHAPTER 20.18 (SIGN REGULATIONS) TO ADD**

SIGNAGE STANDARDS FOR NATURAL OPEN SPACE DISTRICTS OF THE EL PASO CITY CODE WITH THE CONDITION THAT LEGAL WORK ON THE ACTIVE RECREATION DEFINITION AND INCLUDE COMMENTS REGARDING SHADE STRUCTURES.

Motion passed.

.....

Commissioner Loweree asked if staff has a data base to see if there is any municipality in the country that has some sort of program or incentive for developers or park departments to landscape or develop easements or ponds after the fact that they have already been approved and built.

ADJOURNMENT:

Motion made by Commissioner Ardovino, seconded by Commissioner Madrid, and unanimously carried to adjourn this meeting at 3:00 p.m.

Approved as to form:

A handwritten signature in black ink, appearing to read 'C. Gallinar', is written over a horizontal line.

Carlos Gallinar, Executive Secretary, City Plan Commission